

136.0

0005

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,254,100 / 1,254,100
USE VALUE: 1,254,100 / 1,254,100
ASSESSED: 1,254,100 / 1,254,100
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
41		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GALLINI JOHN J	
Owner 2: HIRSCH EMILY	
Owner 3:	

Street 1: 41 BRANTWOOD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	Type:
---------------	-------

PREVIOUS OWNER

Owner 1: HASKELL PENELOPE E -	
Owner 2: -	

Street 1: 41 BRANTWOOD RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Wood Shingle Exterior and 2424 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		

Z	R1	SINGLE FA	100	water		
o				Sewer		

n				Electri		
Census:				Exempt		

Flood Haz:				Topo	2	Above Stree
D				Street		

s				Gas:		
t						

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7840	Sq. Ft.	Site			0	90.	1.04	10			View	25					737,096						737,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7840.000	514,800	2,200	737,100	1,254,100	

Total Card	0.180	514,800	2,200	737,100	1,254,100	Entered Lot Size
------------	-------	---------	-------	---------	-----------	------------------

Total Parcel	0.180	514,800	2,200	737,100	1,254,100	Total Land:
--------------	-------	---------	-------	---------	-----------	-------------

Source: Market Adj Cost		Total Value per SQ unit /Card: 517.37		/Parcel: 517.37		Land Unit Type:
-------------------------	--	---------------------------------------	--	-----------------	--	-----------------

08/29/17

!10593!

PRINT

Date

Time

12/30/21

10:59:58

LAST REV

Date

Time

10/17/19

18:35:39

apro

10593

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	1	Rating: Average		Full Bath: 1	Rating:			BK; 22691 PG; 356 BK; 21598 PG; 329 646-1247. OF=BMT SINK.									
Sty Ht: 2A - 2 Sty +Attic				A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 3 - BrickorStone				A 3QBth	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: %				OthrFix: 1	Rating: Fair												
Roof Struct: 3 - Gambrel				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: YELLOW				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Very Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: B+ - Good (+)				CONDOS INFORMATION													
Year Blt: 1898	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdct: G12	Fact: .	Floor:															
Const Mod:		% Own:															
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	AV - Average	31. %						Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster								Interior:	1	8	3	M					
Sec Int Wall: %								Additions:									
Partition: T - Typical								Kitchen:									
Prim Floors: 3 - Hardwood								Baths: 2003									
Sec Floors: 2 - Softwood	50 %							Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical								Totals				1	8	3			
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 136.0-0005-0010.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
66	Canopy	D	Y	1	4X11	A	AV	2000	60.00	T	15.2	101			2,200		2,200
More: N	Total Yard Items:	2,200		Total Special Features:					Total:			2,200					
SKETCH																	
<p>Sum Area By Label : UAT = 1014 SFL = 1014 FFL = 1410 BMT = 1014 PAT = 130 WDK = 345 OFF = 110</p>																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	1,410	148.400	209,243													
BMT	Basement	1,014	44.520	45,143													
SFL	Second Floor	1,014	148.400	150,477													
WDK	Deck	345	9.030	3,116													
UAT	Upper Attic	254	59.360	15,048													
PAT	Patio	130	5.210	677													
OFF	Open Porch	110	31.970	3,516													
Net Sketched Area: 4,277				Total: 427,220													
Size Ad	2424	Gross Area	5037	FinArea	2424												
IMAGE																	
AssessPro Patriot Properties, Inc																	